



Broad Street, Clifton, Clifton, Bedfordshire. SG17 5RJ

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3 Bedroom Detached House

Guide Price £595,000 Freehold

A unique and characterful home in the heart of the village with amenities all within walking distance. Offering versatility with annex potential we recommend viewing what this home has to offer!

- Three double bedrooms
- 21ft lounge
- Unique period features
- Walking distance to local amenities
- Garage with additional outbuildings
- Potential for loft conversions subject to planning
- Close proximity to Samuel Whitbread school
- Second bedroom with dressing area
- Potential for Annexe
- EPC rating D. Council tax band D

Ground Floor

Lounge:

Abt. 26' 8" x 10' 9" (8.13m x 3.28m) Sociable lounge with double doors leading to the rear garden. Carpet flooring. Radiator.

Dining Room:

Abt. 9' 5" x 10' 3" (2.87m x 3.12m) Laid with wood flooring with under stairs cupboard storage. Radiator.

Kitchen:

Fitted with a range of units and complimenting work surfaces with integrated oven and hob. Two doors that lead outside and stairs leading to upstairs.

First Floor

Principal Bedroom:

Abt. 16' 4" x 11' 1" (4.98m x 3.38m) Dual aspect with carpet flooring. Radiator.

Bedroom Two:

Abt. 15' 2" x 8' 8" (4.62m x 2.64m) In two parts with a dressing area/study and drop down into the bedroom part with radiator and fitted blinds.

Bedroom Three:

Abt. 11' 8" x 10' 4" (3.56m x 3.15m) Laid with wood flooring with two fitted wardrobes.

Family Bathroom:

Panelled bath with shower overhead. Splash back tiling. Low level flush WC and wash hand basin.

Outside

Rear Garden:

Low maintenance artificial lawn with three outbuildings and parking.

Additional Information

About The Area:

Clifton is a sought after village locally known for its duck pond. The village has local amenities including a pub, an Indian restaurant and a local shop/post office. Locally there is a village lower school which feeds into Henlow C of E Academy and then onto Samuel Whitbread Academy. The village is convenient for the commuter with the A1 a short drive away and approximately 2 miles away is Arlesey train station which has regular train services to London Kings Cross.

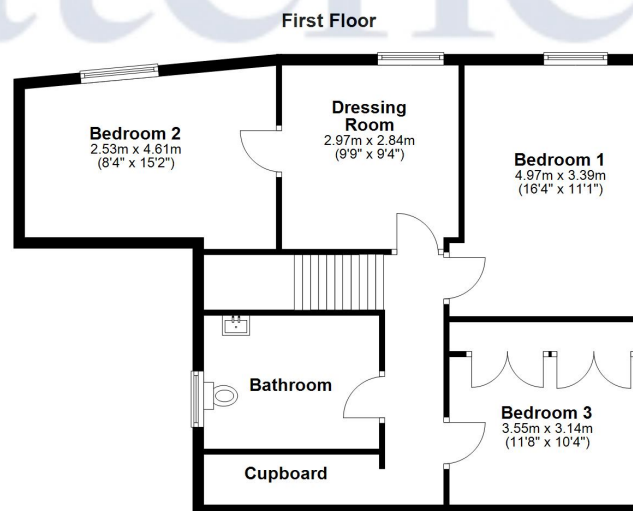
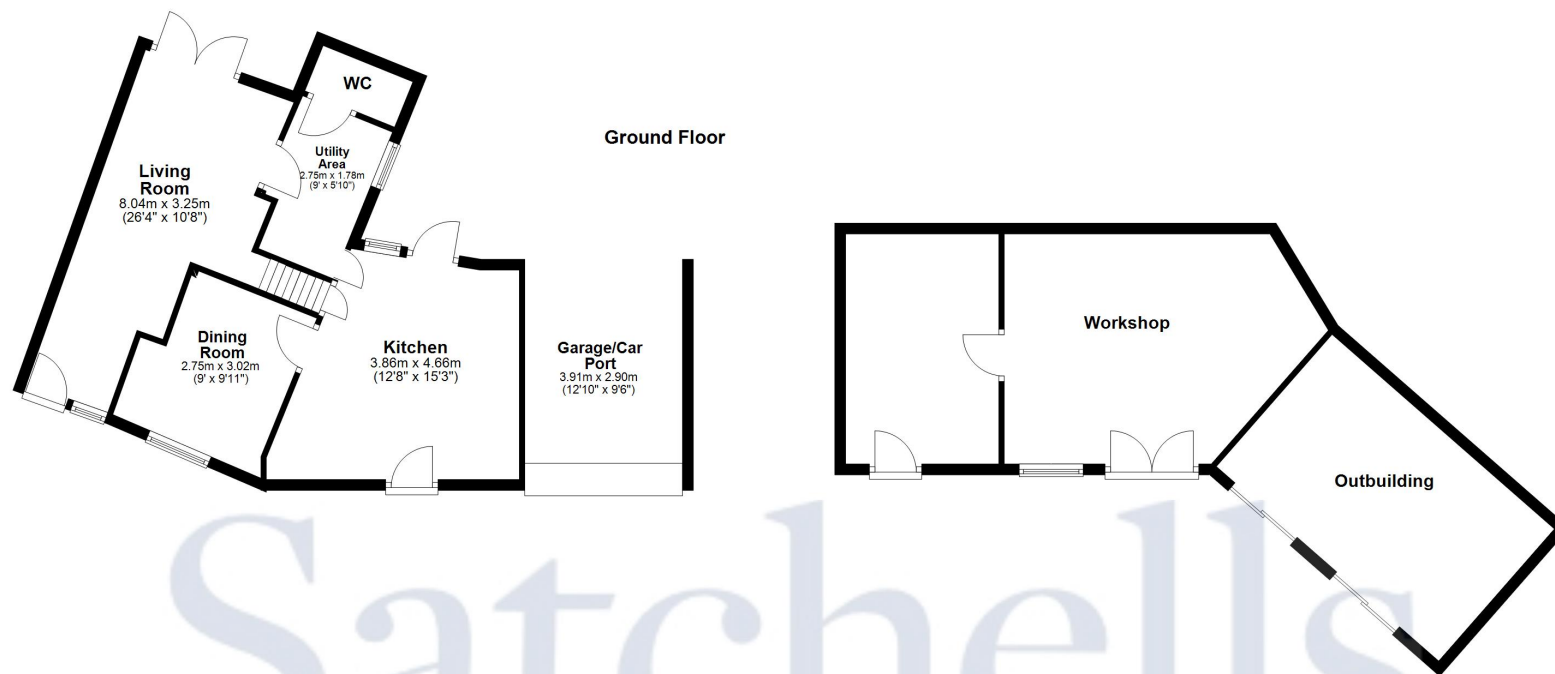
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